



May 6, 2016

REPLACING HOSES TO LAUNDRY MACHINES URGED

If you have not done so recently, you should strongly consider replacing the hoses to your washing machine. Overtime, these hoses can weaken and leak without you knowing as they are behind the machines. It has been suggested that the metallic hoses might be much stronger than the typical black rubber hoses. While at it, you should replace the supply lines under your sinks and behind your toilets.

MID-LANDINGS TO BE REPLACED WITH TREX

Some mid-landings (between the ground and the top floor) will soon be replaced with Trex, a synthetic wood often used for decks. Trex, according to the experts, will never rot, warp, and be eaten by termites. Additionally, when installed, there will be very small gaps (few millimeters) in between the planks to allow drainage, and, therefore, eliminating any possible ponding effects. The Association will be a couple of buildings at a time. Newer or recently replaced mid-deck landings will be left alone.

NEW TP HOLDERS INSTALLED DUE TO THEFT

Sadly, someone was stealing all the toilet paper from the pool and exercise room bathrooms and leaving none behind for others to use. The result is that people have resorted to using paper towels which only clogs the toilets and makes matters even worse. The Association had to replace all TP holders with the locked type. It was an unfortunate expense.

LARGE ITEMS TO BE HAULED AWAY

As a courtesy to your neighbors, if you have large items to be discarded (i.e. furniture, mattresses, appliances, etc), please arrange it yourself to have it hauled away. Leaving your abandoned items will cause the Association an unexpected cost and a major inconvenience to those living nearby. Thank you for your cooperation.

ASSOC WELCOMES NEW MEMBER

The Association would like to welcome its latest member: Ms. J. Kalas.

REPLACEMENT OF ENTRY SYSTEM PLANNED

The latest news on the gate entry system is that the contractor is looking for a way to convert the data currently in the system to the new program. When all is done, there will only be a goose neck key pad and screen to operate. Your guests will be able to look you up and punch in your unit # which will directly connect you. From start to finish, the project may last up to a couple of weeks with the gates being in the open position. There will no longer be a directory with all names and corresponding unit #'s for the public to see. Thank you in advance for your patience.

BIKE RACKS TO BE PURGED IN THE SPRING TIME

Thank you for using the bike racks. To minimize abandoned bicycles and to free up room for people to use, the bike racks will be purged sometime in the spring. Notices will be posted at various locations.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

PROCEDURES DEALING WITH LEAK FROM UNIT ABOVE

Once in a while, if you live on the 1st or 2nd floor, you may experience a leak directly coming from the above unit. Usually, the leak happens in or around the bathroom. When this happens, please go upstairs and notify your neighbor to stop using the water and inspect the plumbing. Sometime, the leak is not very evident as it may be due from the shower or tub drain or ice maker or under your sink. Either way, for the unit receiving water, it might be wise to put a small hole (size of a pencil head) to drain the water. Of course, catch the water with a bucket. Or if the leak comes from the bathroom ceiling, a small hole above the tub might be best to allow water to drain straight into the tub. For the unit above, it would be wise to contact a plumbing contractor to have your unit checked. It would be up to the 2 unit owners to deal with each other regarding the damage that may occur. If you are unable to get a hold of the unit owners involved, please call Management.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; REQUEST IN WRITING; AGENDA ENCLOSED

The next monthly Board Meeting is scheduled for **Thursday, May 12, 2016**, at 6PM, in the Meeting Room at 7610 Hollister Ave, Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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